BILL GARRETT, Davidson County
Trans:T20120083731 DEEDQC
Recvd: 11/02/12 11:17 3 pgs
Fees:17.00 Taxes:0.00



20121102-0100995

Return to: Signature Settlement Services
401 Brkich Way ~ Suite #1
Bridgewater, PA 15009

QUITCLAIM DEED

Owner Name: Y-Netter Kay Ruffin and Carol J. Nicholas,

Owner Address: 174 Nashboro Green, Nashville, TN 37217

Send Tax Bills To: Oceanside Mortgage Company, 615 W. Lacey Road, Forked River, NJ 08731

Map & Parcel Nos.: 135-11-C-70

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) Natural Love and Affection, and other good and valuable consideration, receipt of which is hereby acknowledged, [I] [we], **Carol J. Nicholas ("Grantor/Grantors")** does/do hereby quitclaim and convey unto **Y-Netter Kay Ruffin ("Grantee/Grantees")**, his/her/their heirs and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Property Legal Description:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 227, ON OF HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT, PHASE TWO ON THE PLAN OF NASHBORO VILLAGE -TRACT 18, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 9700, PAGE 968, AS AMENDED IN INSTRUMENT NO. 20010423-0039877, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID UNIT.

Subject to Covenants, Conditions and Restrictions Reservations, easements, liens, for assessments, options, power of attorney, and limitations on title set forth in restrictions recorded in book 11703, Page 520, as amended in Instrument Number 200000316-0027171, and in any allied instrument (s) referred to in said restrictions; Charter of Fairway Pointe Homeowner's Association of record in Book 11703, Page 518; Consent to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20010322-0027768, and Instrument Number 20010322-0027767; Covenants, conditions, restrictions, reservations easements, liens for assessments, options, power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 4827, Page 14, as supplemented by instruments recorded in Book 5469, Page 840 and Book 7751, Page 907; Covenants, conditions, restrictions, reservations easements, liens for assessments options, power of attorney, and limitations on title set forth in restrictions recorded in Book 11703, Page 581 and amended in Instrument No. 20000627-0063887, and in any allied instrument (s) referred to in said Restrictions; Storm Water Detention Agreement of record in Instrument No. 20010314-0024179; All matters shown on Plat recorded in Book 4860, Page 73, as partially revised in Book 5200, Page 444; Anchor Easements to Metropolitan Government of Nashville and Davidson County as set forth

in Instrument recorded in Book 7725. Page 239, Easements to Metropolitan Government of Nashville and Davidson County as set forth in Instrument recorded in Book 8870, Page 887; Storm Water Detention Agreement of record in Instrument Number 20021205-0150029; Quitclaim Deed to Common Areas of record in Instrument Number 20020507-0056329; and, and and all matters as shown on Plat of record in Book 11700, Pages 49-50 and Plat Book 9700, Page 968, as amended in Instrument Number 20010423-0039877; all in the Register's Office for Davidson County, Tennessee.

Being designated as Tax Parcel Number: 135-11-C-70

This is improved property known as 174 Nashboro Green, Nashville, TN 37217.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

Source of Title: Y-Netter Kay Ruffin, a married woman, and Carol J. Nicholas, an unmarried woman, acquired by deed from Greenvale Construction, LLC., a Tennessee Limited Liability Company dated November 23, 2004 and recorded December 9, 2004 as Deed Instrument Number 20041209-0146842.

This quitclaim deed is from Mother to Daughter.

IN WITNESS WHEREOF, the Grantor/s has/have caused this instrument to be executed on this 24 day of October, 2012.

X Carol J. Nicholas

Carol J. Nicholas

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, Patricia B. Herpy, a Notary Public in and for said state and county, Carol J. Nicholas, , with whom I am personally acquainted, or satisfactorily proven to me to be, the person/s who acknowledged that he/she/they executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office this 24 day of October, 2012.

NOTARY PUBLIC

My Commission Expires: _____

MY COMMISSION EXPIRES
APRIL 21, 2013

PATRICIA B. HERPY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Valuation Affidavit:

I hereby swear or affirm that to the best of my knowledge, information and belief, The actual consideration for this transfer is $ 10.00 Natural Love and Affection

X Carol J. Nicholson

Affiant

STATE OF Tennessee)

COUNTY OF Davidson)

AFFIANT Monte K Ruffner

Subscribed and sworn to before me, this 24 day of October, 2012.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES APRIL 21, 2013

Prepared by and return to:
Signature Settlement Services Agency, LLC,
401 Brkich Way, Ste. 1, Bridgewater, PA 15009
in conjunction with the issuance of the title insurance policy.

